

Chairperson John R. Clark  
Vice-Chairperson Michael Parks  
Parliamentarian Don Maxwell



Commissioners  
Michael Beckendorf  
John Bond  
Helen Chavarria  
Ralph Davila  
Robert Horton  
G.H. Jones

## MINUTES

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, FEBRUARY 21, 2008  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

Disclaimer:     *The meeting minutes herein are a summarization of meeting proceedings, not a verbatim transcription.*

### **1. CALL TO ORDER**

Commissioner Clark called the regular meeting to order at 6:00 p.m.

<b>Commissioners</b>	<b>Present</b>	<b>2008 Regular Meetings Held</b>	<b>2008 Regular Meetings Attended</b>	<b>Regular Meetings Held During Last 6 Months</b>	<b>Regular Meetings Attended During Last 6 Months</b>
Michael Beckendorf	Yes	4	3	10	8
Johnny Bond	Yes	4	4	10	10
Helen Chavarria*	Yes	4	3	10	3
John R. Clark	Yes	4	4	10	10
Ralph Davila	Yes	4	4	10	10
Robert Horton	Yes	4	2	10	8
G.H. Jones	Yes	4	4	10	9
Don Maxwell	Yes	4	3	10	9
Michael Parks	Yes	4	3	10	9

\*appointed in January 2008

Staff members present: Mr. Martin Zimmermann, Senior Planner; Mr. Randy Haynes, Staff Planner; Ms. Janis Hampton, City Attorney; and Mr. Rodney Schmidt, Planning Intern.

## **2. HEAR CITIZENS**

No one came forward.

## **3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST**

Ms. Janis Hampton, City Attorney, advised that Commissioner Chavarria had filed an affidavit for regular agenda item #5 (Rezoning RZ08-07). Commissioner Chavarria will not participate in deliberation or voting on this agenda item.

## **4. CONSENT AGENDA**

### **A. Minutes from the workshop and regular meetings on February 7, 2008.**

**Commissioner Jones moved to approve the Consent Agenda. Commissioner Maxwell seconded the motion.**

Chairperson Clark asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

## **5. Rezoning RZ08-07: Lester's Windover Subdivision – 3<sup>rd</sup> Installment**

**R. Haynes**

*A request to change the zoning classification from Residential District – 7000 (RD-7) to Residential-Neighborhood Conservation District (R-NC) on all 46 lots in the Lester's Windover Subdivision – 3<sup>rd</sup> Installment in Bryan, Brazos County, Texas.*

Mr. Randy Haynes, Staff Planner, presented a staff report (on file in the Development Services Department). Mr. Haynes stated that property owners within Lester's Windover Place #3 have submitted a complete petition for a City-initiated zoning change from RD-7 Residential District – 7000 to R-NC Residential Neighborhood Conservation District for all 46 lots in this subdivision. Most of the lots in this subdivision phase are developed with single-family homes.

Staff recommends approval of the request. Staff contends that R-NC zoning for eligible lots in this subdivision phase appears to conform to the intent and purpose of this zoning classification, which is designed to preserve, protect and enhance the character of established residential neighborhoods, by limiting the number of unrelated individuals that may occupy a single dwelling unit to two.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Maxwell moved to recommend approval of Rezoning RZ08-07, as requested, accepting the findings of staff. Commissioner Jones seconded the motion.**

Chairperson Clark asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote. Commissioner Chavarria did not participate in deliberation or voting on this agenda item due to a conflict of interest.**

**6. Rezoning RZ08-08: Mark Carrabba**

**M. Zimmermann**

*A request to change the zoning classification from Agricultural-Open District (A-O) to Residential District – 5000 (RD-5) on 29.06 acres of vacant land out of John Austin League A-2 and generally located north of a proposed northeastern extension of Harvey Mitchell School Drive, northeast from its intersection with Colony Village Drive in Bryan, Brazos County, Texas.*

Mr. Martin Zimmermann, Senior Planner, presented a staff report (on file in the Development Services Department). Mr. Zimmermann stated that the applicants, Carrabba Family Limited Partnership, are requesting to change the zoning classification from Agricultural-Open District (A-O) to Residential District – 5000 (RD-5) on 29+ acres of vacant land located north of a proposed northeastern extension of Harvey Mitchell School Drive, northeast from its intersection with Colony Village Drive and Carter's Creek. The applicants desire to develop this land with a residential subdivision, specifically, Phase 11 of the subdivision known as Austin's Colony.

Staff recommends approving RD-5 zoning on these 29+ acres of land, as requested. Staff believes that RD-5 zoning on these 29+ acres is appropriate at this particular location and is not only in accordance with land use recommendations of the Comprehensive Plan, but also the master plan for the Austin's Colony Subdivision. Staff believes that single-family residences at this location will promote orderly urban growth in close proximity to Harvey Mitchell Elementary School.

The public hearing was opened.

No one came forward.

The public hearing was closed.

**Commissioner Beckendorf moved to recommend approval of Rezoning RZ08-08, as requested, accepting the findings of staff. Commissioner Chavarria seconded the motion.**

Chairperson Clark asked if there was any discussion.

There was none.

**The motion passed with a unanimous vote.**

## 7. ADJOURN

Without objection, Chairperson Clark adjourned the regular meeting at 6:08 p.m.

These minutes were reviewed and approved by the City of Bryan Planning & Zoning Commission on this the **6<sup>th</sup>** day of **March, 2008**.

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John R. Clark, Chairperson  
Planning & Zoning Commission  
City of Bryan, Texas

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Lindsey Guindi, Planning Manager and  
Secretary to the Planning and Zoning  
Commission